

3 Wray Place, Gowrie, ACT 2904

House For Sale

Friday, 24 May 2024

independent
PROPERTY GROUP

3 Wray Place, Gowrie, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 741 m2

Type: House



Jonathan Charles
0262095010



Robert Burns
0262095006

Auction 11.30am, Saturday 22nd June

Nestled in the heights of Gowrie in a quiet cul-de-sac, this exquisite 4-bedroom Colonial-style home seamlessly blends timeless charm with modern convenience. Positioned on a generous 741m² block and boasting an expansive 202m² of living space, this property offers a rare opportunity to experience the epitome of living in prestigious Tuggeranong. Crafted for both lavish living and entertaining, this residence features multiple living areas meticulously designed to accommodate diverse lifestyle preferences. The main living area, offering captivating views of the Brindabella Ranges, creates an inviting space for relaxation and enjoyment. The spacious kitchen, a culinary haven, caters effortlessly to large gatherings with its abundant bench space and high-end appliances, including an induction cooktop, oven, and dishwasher. Seamlessly connected to the dining area and alfresco entertainment space, it facilitates seamless hosting and dining experiences. Upstairs, four generously sized bedrooms, each with built-in robes, offer comfort and serenity. Three of these bedrooms enjoy sweeping views of the Brindabella Ranges. A beautifully renovated main bathroom, featuring a large shower, bath, and underfloor heating, serves these rooms, while the main bedroom boasts a stylish ensuite with a shower and underfloor heating, embodying luxury and comfort. Outside, the alfresco area provides ample space for outdoor dining, complemented by a convenient servery window from the kitchen. With its fully irrigated landscaped gardens with veggie bed and enclosed yard, the property offers a perfect setting for children to play and pets to roam. No. 3 Wray Place enjoys proximity to excellent amenities, with Erindale Shopping Centre just a 4-minute drive away, South Point Tuggeranong an 8-minute drive, and Westfield Woden Shopping Centre a mere 10 minutes away. The nearby Wray Place Playground offers stunning vistas of the Brindabella Mountain Ranges, while Gowrie Playground and scenic walks in Hannah Community Park and Fadden Pines provide additional recreational options. Nearby schooling options include Holy Family Primary School, Caroline Chisholm High School, and Erindale College, ensuring educational needs are met.

Features: - Colonial-style four bedroom ensuite family home- Positioned in sought-after Wray Place, a no-through road and highest elevated street in Gowrie- Excellent street appeal- Multiple living spaces- Outdoor alfresco area with pergola- Renovated main bathroom and ensuite with underfloor heating- Cedar framed windows and doors to rear of the home- Large laundry with external access- Conveniently located downstairs toilet- Kitchen with Smeg induction cooktop, Blanco oven, Miele dishwasher and 20mm stone bench - Bedrooms with built-in robes- Three bedrooms with sweeping views- Main bedroom with walk-through robes and stylish ensuite - Hardwood flooring throughout ground floor - Ducted heating and cooling upstairs- Split-system air conditioning in downstairs meal area- Gas fireplace downstairs- Large office with built-in bookshelf and electric heater- Fully irrigated gardens in front and rear- 13.2kW solar system- Solar hot water system- In-built surround sound system in living room- Double garage with internal access- Garden shed - Elevated street with playground and sweeping views

Figures: - Downstairs living: 107m²- Upstairs living: 95m²- Total living: 202m²- Garage size: 35m² approx.- Block size: 741m²- Rates: \$2,500 p.a approx.- Land Tax (Investor): \$3,900 p.a approx.- Built: 1981 approx. - UCV (2023): \$450,000